

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
AGJS Enterprises Limited	GRZ - General Residential Zone/Issues/GRZ-I4: Non-residential activities	80.1	Oppose	Considers the historical and current use of 1 Creagh St to justify rezoning from General Residential Zone to Neighbourhood Centre Zone. Considers the value of the site as community hub for local residents and is well located to service the needs of several nearby schools. States that an upgrade is now required.	Seeks amendment for rezoning of 1 Creagh Street, to Neighbourhood Centre Zone given its nature, scale and its location within an existing residential catchment. Considers the proximity of Te Awa development Area and the contribution to community quality and access to local amenities. Considers the purpose of NCZ to apply due to its long-standing existing commercial use (i.e. retail and ancillary uses-storage, parking). Considers the provisions of NCZ to anticipate location within a suburban environment, therefore bulk and location controls suffice to manage future development. Considers the rezoning consistent with the hierarchy for centre zones established in the PDP and the Napier City Retail Strategy.